Paul Werries
Director & HOA President

Bruce Johnston
Director & Chairman of the Board

Geoffrey Harton
Director & HOA Secretary

Shellee Ogden
Director & HOA Treasurer

Ross Randlett
Director

Luanne Pavco
Director

Amy Daney
Director

Fred Duckworth
Director

Terry Yonkers
Director

The Waters At Lake Anna Homeowners' Association, Inc.

Board of Directors Meeting

February 24, 2024

Meeting Minutes

The regular meeting of the Board of Directors ("Board") of The Waters at Lake Anna Homeowners' Association, Inc. ("HOA")was held at The Waters at Lake Anna Homeowners' Association, Inc. clubhouse and was called to order at 10:00AM on February 24, 2024 by President Paul Werries. President Werries announced that the meeting was being recorded and asked that all electronic devices be silenced. Upon confirming with Secretary Harton, President Werries declared that a quorum was present. In attendance were HOA Officers/Directors: President Paul Werries, Secretary Geoff Harton and Treasurer Shellee Ogden as well as Directors: Fred Duckworth and Ross Randlett.

President Werries called for any modifications to the agenda as presented. There were none. Hearing no objections, the agenda was approved as presented.

Member Interest:
The following HOA members were in attendance: Stephen Randolph -Lot 269, Toby Nann - Lot 426 and KT Tarro - Lot 316. Stephen Randolph inquired about the status of the dredging. President Werries noted the project is still on hold pending identification of a suitable location to deposit the spoils.

Minutes:
President Werries called for a review of the latest draft version of the January 27, 2024 Board meeting minutes.

Secretary Harton noted the draft January 27, 2024 Board meeting minutes were submitted to the Board on February 4, 2024. No changes were received. Secretary Harton motioned to approve the January 27, 2024 Board meeting minutes as previously submitted to the Board. Motion seconded. Motion carried.

Officer Reports: President Werries called for Officer Reports.

Secretary - Secretary Harton noted that all the approved documents from the January 27, 2024 Board meeting have been uploaded to the TWALA website.

Treasurer - Treasurer Ogden discussed the following items:

a. The current HOA Operating balance is $134,000 and the Reserve balance is currently $401,000. The final $22,000 of reserve funds from 2023 have been moved to the Reserve fund.
b. Approximately 52% of the 2024 lot assessments have been received. Effective March 15, 2024 there will be a $50 late fee assessed to all unpaid 2024 assessment accounts. Effective March 31, 2024 all unpaid lot accounts will have their access key cards deactivated.

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c. Treasurer Ogden motioned to move 1 cent from the office supply budget line 23 to the pond maintenance budget line 11 to cover the annual contract cost and keep the budget lines balanced. Motion seconded. Motion carried.

d. A TWALA FY2024 operating budget report as of February 20, 2024 was provided.

President - No Report.

Committee Reports: President Werries called for Committee Reports.

Architectural Review Committee (ARC):

Committee Chairman Harton noted the following Application approvals:

- At the January 27, 2024 Committee meeting approvals were provided for the following:
    a. Lot 386 - Boathouse,
    b. Lot 58/59 - Dwelling,
    c. Lot 211 - Dwelling,

As of December 31, 2023 there are 237 dwellings completed or under construction.

Civic Activities Committee: Committee Chairwoman Nann noted the Bourbon, Wine and chocolate Tasting will be held February 27, 2024 at 6:30PM. The next event is March 23, 2024 for the St. Patricks' day Pot luck Dinner at 6:00PM.

Childrens' Events Committee: -In Committee Chairwoman Clarks' absence Director Ogden noted the next event will be the "Eggstravaganza" on March 23, 2024, 2-4PM at the beach playground area. A flyer has been released.

Common Area/Grounds Committee (CA/G):

Pool, Tennis Court and Clubhouse Sub-Committee - Sub-committee Chairman Randlett noted the following:

1. A quote was received from Condis LLC for replacement of the pool anchors which hold the 2 ladders and 2 handrails in place. Holes will need to be cut out of the concrete decking for placement of the new stainless-steel anchors. New handrails and ladders will be made of either a fiberglass or plastic material so that grounding will not be required. This will avoid future problems of metal erosion caused by the pools' saltwater. The total cost is $5395.33. Sub-committee Chairman Randlett motioned to approve moving forward with Condis LLC to repair the pool anchors and add new ladders and handrails. Motion was seconded. Discussion ensued. Only one other contactor provided a quote, which was $9600. Treasurer Ogden will identify the budget line/s to fund the project. Motion carried.
2. It was noted that $1000 was set aside in the 2024 budget to handle replacing all the faucets in the basement. A plumbing contractor has been identified. A quote for the replacement work will be requested.
3. Installation of the new Hydrogen Peroxide water treatment system has been completed.

Beach Sub-Committee: No Report.

Landscaping Sub-Committee: No Report.

Compliance /Rules Committee: No Report.

Finance / Contracts (Operations and Reserve) Committee: No Report

Reserve Fund Committee: No Report.

Marina Complex Committee: No Report.

Community Outreach Committee: Committee Chairwoman KT noted the following:

1. On April 13, 2024 from 9:30AM to 12:30PM a representative from LACA will come to talk about Boat Safety and proper mooring. As part of the presentation, LACA offered to move the class to the dock area and have someone volunteer the use of their boat in the water to demonstrate proper mooring.
2. On April 27, 2024 from 12:30PM to 2:00PM John Odenkirk from the Department of Wildlife & Resources will talk about fishing in the lake. Chairwoman KT will check to verify that the talk will address fishing on the warm side of the lake.
3. The emergency preparedness presentation date is still pending.

Safety and Security Committee: Committee Chairman Werries noted that the new key cards have been ordered. An announcement will go out when the system is ready and the new cards are available. The beach gate is still not working as the supplier is having trouble getting the beach equipment connected to the main security system. A new light on the dock flagpole has been installed.

Director Randlett noted that warning signs are being made for use when there are icy conditions around the clubhouse.

Website/Broadband Committee: No report

Short Term Rental Committee: No report

Other Committee Reports: No report

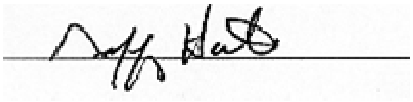
Unfinished Business: None

New Business: None

Future Agenda Items: None

President Werries motioned to adjourn the Board meeting. The motion was seconded. Hearing no objection, President Werries declared the Board meeting adjourned at 10:42AM.

Prepared and submitted by:



Geoffrey Harton
Secretary and Director

Approved by the HOA Board of Directors at the March 23, 2024 Board Meeting.

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